

Telford & Wrekin Local Plan

Examination-In-Public

Note on housing land supply, in response to Inspector's note (F10) dated March 30th 2017, and further to document F10a and F10b.

EiP library reference number: G24

Housing Land Provision

- The table below sets out an update to Table 10 of the submission version of the Local Plan incorporating the modified housing figure of 17,280 dwellings, and applies more recent monitoring data relating to housing development across the borough up to the end of March 2016¹. The amended table includes a number of updated figures related to various supply components.

Table (as amended) Housing Land Provision for the borough 2011-31 (at 31st March 2016)

		Gross	Net
A	Net completions (2011-16)		4498
B	Dwellings with Planning Permission (under construction)		1068
C	Dwellings with Planning Permission (not started)	7,719	
D	Less 20% allowance for non-implementation	(1,544)	6,175
E	Total existing supply (A+B+D)		11,741
F	Supply from resolution to grant sites	2,340	
	Less 20% allowance for non-implementation	(468)	1,873
G	Site allocations post-examination stage	1020	
	Less 20% allowance for non-implementation	(204)	816
H	Windfall allowance (sites 0.1 ha or less)	360	360
I	Madeley Neighbourhood Development Plan site – Rough House Park	50	
	Less 20% for non-implementation	(10)	40
J	Total Future Supply (F+G+H+I)		3,089
K	Total housing land provision (2011-31) (E+J)		14,830
L	Overall housing target for the period 2011-31		17,280
M	Additional supply required from other sources, inc. additional site allocations (L minus K)		2,450

- The figures indicate that the Council can deliver around 14,830 dwellings up to 2031 from identified sources (row K). This equates to approximately 17

¹ Published in G1. Monitoring figures up to end of March 2017 are not yet available.

years' worth supply (or 86%) against the figure of 17,280. This position assumes no additional supply from any other sources and also an allowance of 20% to account for potential future non-implementation during that period. The current identified shortfall in site allocations does raise some uncertainty regarding delivery towards the end of the plan period. Consequently, the Council will continue to monitor and keep up to date it's assessment of housing delivery against its housing trajectory. If a shortfall in supply appears likely, the Council will prepare a Housing Sites Allocations Development Plan Document, which would enable further sites to be identified to address the shortfall.

3. The revised total supply from site allocations is now 2,264 dwellings. This is the residual after those sites without planning permission, or sites that do not benefit from a s7(1) designation, are removed from the original list of site allocations in Appendix D of the local plan². This differs from the figure of 1020 dwellings set out in the amended Table 10 above (row G). This is because 1,244 dwellings (comprising site H2, H3 and H9) are actually accounted for in the resolution to grant component (row F), so as to accurately reflect the planning status of those sites at the end of March 2016. However, at this point in time (June 2017), sites H2, H3 and H9 should be considered as if they were site allocations that are now, in effect, commitments because they benefit from planning permission. After an allowance of 20% is applied to 1020, this reduces the allocations figure to 816 (row G).
4. An allowance of 360 dwellings³ has also been included in the supply to take into account small windfall sites (row H). This is an estimate based on past trends in delivery of sites less than 0.1 hectare, and does not assume any dwellings built on residential garden land. It also addresses the potential problem of double-counting in the early years of future supply from small sites.

Housing Land Supply

5. In terms of five year supply, the revised five year requirement based on the requirement for 17,280 would be 4,536 (864 x 5 plus 5% buffer) over the period 2016-2021. The Council had prepared a recent assessment of housing land supply⁴, which it defended at the examination hearing. The Council's position is that it had a deliverable supply of 5,484 dwellings. If the supply

² Sites H1, H7, H8, and H13 are proposed to be removed from the site allocations in Appendix D of the Telford & Wrekin Local Plan (a total of 1,235 dwellings) thus reducing the total allocations from 3,499 to 2,264,

³ Reduced down from the 480 allowance set out in Table 10 of the local plan as originally submitted, following the examination hearing session on matter 3.4.

⁴ G17

remains unchanged, this indicates that the Council can demonstrate 6 years supply of deliverable land.

6. For reference, the calculation is set out below, as at end of March 2016:

Base housing requirement (864 x 5)	4,320
Add 5% buffer	4,536
Annual requirement (divide by 5)	907
Total housing land supply	5,484
Land supply (in years)	6.0

7. Consequently, the Council considers that it has a deliverable supply of land to meet the proposed modified five year housing requirement.

9th June 2017